

वगळलेल्या भागाची विकास योजना - ब्रम्हपूरी
महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे
कलम-३१(१) अन्वये मंजूर करणेबाबत.

महाराष्ट्र शासन

नगर विकास विभाग


शासन निर्णय क्रमांक:-टीपीएस-२२९९/१००१/प्र.क्र.१११/(भाग-२)/९९/नवि-९

मंत्रालय, मुंबई-४०००३२

दिनांक:-१३ जुलै, २००५

शासन निर्णय:- सोबतची अधिसूचना महाराष्ट्र शासनाच्या नागपूर विभाग असाधारण
राजपत्रात प्रसिध्द करण्यात याव्यात.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांमने,


(मनोहर मार्गडे)
कार्यासन अधिकारी

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर.

संचालक नगर रचना, महाराष्ट्र राज्य, पुणे

उपसंचालक नगर रचना, नागपूर विभाग, नागपूर.

(यांना विनंती की, सोबतच्या निर्णयाच्या अनुषंगाने अधिप्रमाणित करावयाच्या

नकाशाच्या आवश्यक प्रती ८ दिवसांत शासनास सत्वर सादर कराव्यात)

जिल्हाधिकारी, जिल्हा-चंद्रपूर

नगर रचनाकार चंद्रपूर शाखा कार्यालय, चंद्रपूर

मुख्याधिकारी, ब्रम्हपूरी नगरपरिषद, ब्रम्हपूरी, जि. चंद्रपूर.

व्यवस्थापक, शासकीय मुद्रणालय, नागपूर विभाग, नागपूर.

(त्यांना विनंती की, सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या राजपत्राच्या
नाशिक विभागीय पुरवणी भाग-१ मध्ये प्रसिध्द करुन त्याच्या प्रत्येकी १० प्रती या विभागास,
संचालक नगर रचना, महाराष्ट्र राज्य, पुणे, उपसंचालक नगर रचना, नागपूर विभाग,
नागपूर यांना पाठवाव्यात)

✓ कक्ष अधिकारी (नवि-३) नगर विकास विभाग, मंत्रालय, मुंबई त्यांना विनंती करण्यात
येते की, सदरहू अधिसूचना शासनाच्या वेबसाईटवर प्रसिध्द करावी.

निवडनस्ती (कार्यासन नवि-९)

NOTIFICATION

Government of Maharashtra,
Urban Development Department,
Mantralaya, Mumbai 400 032.

Dated 13/7/2005

Maharashtra
Regional & Town
Planning Act,
1966.

No. TPS 2299/1001/CR-111/Part-II/99/UD-9: Whereas in accordance with sub-section (1) of Section 31 of the Maharashtra Regional & Town Planning Act, 1966 (hereinafter referred to as "the said Act") the Government has sanctioned part of the draft Development Plan of Bramhapuri excluding certain part shown bounded in orange colour on the plan vide Urban Development Department's Notification No. TPS 2299/1001/CR-11/UD-9 dated 28th June, 2002 published in Maharashtra Government Gazette, Part-I, Nagpur Division Supplement 1-A dated 10th July, 2002;

And whereas the Government has declared its intention to make substantial modifications to the draft Development Plan of Bramhapuri (hereinafter referred to as "the said Excluded Part" of Bramhapuri and has accordingly published these modifications alongwith a plan separately vide Urban Development Department's No. TPS 2299/1001/CR-11(A)/UD-9 dated 28th June, 2002 published in Maharashtra Government Gazette, Part-I, Nagpur Division Supplement dated the 10th July, 2002 to invite suggestions/objections from the public on these modifications;

And whereas vide Government in Urban Development Department's Notification No. TPS-2299/1001/CR-11(A)/UD-9 dated 28th June, 2002 had appointed the Assistant Director of Town Planning, Nagpur Branch, Nagpur to be an 'officer' (hereinafter referred to as "the said officer") to receive objections and/or suggestions, and to give hearing to any such person or persons in respect of such suggestions and objections received by him within the stipulated time limit and to submit his report thereon to the State Government as provided in sub-section (2) of Section 31 of the said Act;

And whereas the said officer, after giving due hearing to the concerned persons has submitted his report to Government on 8th January, 2003;

And whereas the Government has taken into consideration such suggestions and/or objections and the report of the said officer as provided in sub-section 31 of the said Act;

And whereas after examining the report of the said officer and consulting the Director of Town Planning, Maharashtra State, Pune; Government has decided to accord sanction to the said Excluded Part with certain modifications;

Now, therefore, in exercise of the powers conferred by sub-section (1) of Section 31 of the said Act and of all other powers enabling in that behalf, the Government hereby :-

- (a) sanctions the Draft Development Plan of the said Excluded Parts of the said Development Plan with changes as shown in ~~mouve~~ verge as specified in the Schedule annexed hereto which shall be the final Development Plan of the said Excluded Parts of the said Development Plan for Bramhapuri.
- (b) fixes the 1/9/2005 to be the date on which final Development Plan of the excluded parts of the said Development Plan shall come into force;
- (c) extends the period under sub-section (1) of Section 31 of the said Act for according sanction to the final Development Plan of the said Excluded Parts of the said Development Plan upto & inclusive of 13/7/2005;

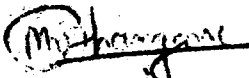
Note :

(A) The aforesaid final Development Plan of the said Excluded Part of the said Development Plan sanctioned by the State Government shall be kept open for inspection by the public during working on all working days for a period of one month in the office of

- (1) The Chief Officer, Bramhapuri , Municipal Council (Dist. Chandrapur).
- (2) The Town Planner, Chandrapur (Dist.Chandrapur).

(B) This notification is also available on department's web site at www.urba.maharashtra.gov.in

By order and in the name of the Governor of Maharashtra.


(Manohar Bhargave)
Section Officer.

SCHEDULE OF MODIFICATIONS

E.P.	Site No./Details of land u/s 26	Proposals of draft Development Plan submitted u/s.30	E.P. published u/s.31(1)	Details of E.P. sanctioned by Govt. u/s.31(1)
1	Zoning Mouje Delanwade, Gat No.269, 270	Residential Zone	Gat No.269, 270 & 279 of Mouje Delanwadi is to be deleted from Agriculture Zone and be included in Residential Zone.	Gat No.269 & 270 are sanctioned as proposed subject to the condition that while sanctioning layout 10% public amenity space should be reserved in addition to 10% open space.
2	Site No.61 Beautification of Tank, Mouje Bramhapuri Gat No.422(pt), 420,429(pt) and 525	Residential Zone	While submitting the Development Plan, the Planning Authority has deleted Gat No.422(pt), 420, 429(pt) and 524 etc. from "Site No.61, Beautification of Tank" and included in Residential Zone. The same is not accepted. However, all above lands along with surrounding lands as shown on plan is to be deleted from Site No.61 and included in No Development Zone.	Sanctioned as proposed.
3	Site No.70 Library	Residential Zone	The "Site No.70 - Library" as per plan published u/s.26, is to be deleted and land so released is to be included in Residential Zone as shown on plan.	Sanctioned as proposed.
4	Site No.75 - Dispensary	Residential Zone	Site No.75 - Dispensary is to be deleted and land so released is to be included in Residential Zone.	Sanctioned as proposed.
5	Site No.16 - Sports Complex, Mouja Bramhapuri, S.No.406(pt) and 408(pt)	Relocated Site No.16 - Sports Complex	While submitting the Development Plan, the Planning Authority has relocated "Site No.16 - Sports Complex" on S.No.406 and 408 (part) of village Bandegaon and has re-designated as Stadium. Since lands of S.No.408 belong to Forest Department is to be deleted from relocated Site No. and to be included in forest land. Also remaining site is to be re-designated as "Sports Complex" (Site No.16) as shown on plan.	Sanctioned as proposed.
6	Road	15.0 m. north-south road running from Railway Station to Borgaon.	15.0 m. North-South road running from Railway Station to Borgaon road passing through S.No.176 of village Bramhapuri is to be realigned on common boundary of S.No.175 & 176 as shown on plan, and land so released from S.No.176 is to be included in Industrial Zone.	Sanctioned as proposed.
7	Site No.6 Recreation Ground	Residential Zone	While submitting the Development Plan, the Planning Authority has relocated the site No.6 - Recreation Ground. The same is not accepted	Sanctioned as proposed.

8	Relocated Site No.19 (Garden) of Mouje Bondegaon S.No.406(part)	Relocated Site No.19 (Garden)	Site No.19 (Garden) is to be relocated on S.No.406(part) of village Bondegaon as shown on plan.	Sanctioned as proposed.
9	Site No.78 (Play Ground)	Residential Zone	Site No.78 (Play Ground) as per plan published u/s.26 is to be deleted and to be included in Residential Zone.	Sanctioned as proposed.
10	Site No.67 (Children's Park) Mouje Brahmapuri - S.No.406 Mouje Brahmapuri - S.No.303	Residential Zone Relocated Site No.67 - Children's Park.	Site No.67 (Children's Park) is to be relocated near railway line on S.No.303, 396(part) etc. of village Brahmapuri with reduced area and land so released under original Site No.67 due to relocation is to be included in Residential Zone as proposed by Planning Authority while submitting the Development Plan, as shown on plan.	Sanctioned as proposed.
11	Site No.64 (Girls' Hostel)	Southern portion of site is proposed in Residential Zone.	Area of Site No.64 (Girl's Hostel) is to be reduced to 0.14 Ha. at North and remaining southern portion of this site is to be deleted and land so released is to be included in Residential Zone as shown plan.	Sanctioned as proposed.
12	15 m.wide DP Road	15.0 m. wide North-South DP road near Site No.59,55.	15.0 m. wide North-South Development Plan road near Site No.53,55 passing through S.No.38, 39, 40, 41, 42, 43 and 44 of village Delanwadi is to be shifted slightly towards west side as shown on plan and accordingly corrections in respect of reduction in area of Site No.53 and increases in area of Site No.55 be made.	Sanctioned as proposed.
13	Site No.63 - Post Office	Site No.63 -Post Office	Site No.63 - Post Office is to be deleted and to be included in Residential Zone.	Sanctioned as proposed.
14	Site No.8 Library	Site No.8 Library	North-East corner admeasuring about 0.16 ha. is to be shown for Site No.8- Library and remaining area is to be deleted and included in Residential Zone as shown on plan.	Sanctioned as proposed.
15	Site No.76 - Parking Lot	Site No.76 - Parking Lot	Site No.76 - Parking lot is to be deleted and land so released is to be shown as railway land.	Sanctioned as proposed.
16	Western portion of congested area of village Brahmapuri	Congested area	Western portion of 'Congested Area' of village Brahmapuri is to be deleted from 'Congested Area' as shown on plan and boundary of congested area is to be revised accordingly.	Sanctioned as proposed.
17	Site No.40, 81, 83, 84, 85,86 of Mouje Brahmapuri S.No.481,485 & 487	Site No.40, 81, 83, 84, 85,86	The land of S.No.481, 485 and 487 of village Brahmapuri are belonged to Forest Department. Municipal Council has reserved these lands for Site No.40, 81, 83, 84, 85, 86, 87 and partly zoned for residential purpose and also shown for 30.0 m. wide bye-pass road and two 15.0 m. wide Development Plan road. All the sites and road proposals except 30 m. wide bye-pass road are to be deleted from S.No.481, 485 and 487 and the lands so released are to be shown as forest lands. All the above mentioned sites viz. Site No.40, 81, 83, 84, 85, 86, 87 and 15.0 m. wide Development Plan road are to be rearranged with minor	Sanctioned as proposed.

			changes in areas as shown on plan. Due to above change and rearrangement site for "Social Forestry" divides into two parts and are to be numbered as Site No.86A and 86B. Also western small triangular portion of S.No.483 which is non-accessible and in No Development Zone is to be included in Site No.86A.	
18	Site No.2 - Garden, Mouje Bondegaon, S.No.1, 28 (part), Mouje Bondegaon, S.No.481 (part), 482(part) and 483.	Agriculture Zone. Relocated Site No.2 - Garden	Site No.2 - Garden is deleted and the same relocated in between tank and Site No.3.	Sanctioned as proposed.

PROPOSED MODIFICATIONS TO DEVELOPMENT CONTROL RULES (DCR)

19	--	--	<p>Regulations regarding additional FSI to luxury hotels are given at Sr.No.4 on page No.38 of Development Plan Report. These are modified as given below and are linked with the Development Control Regulations by allotting new Regulation No.31.</p> <p>Regulation No.31 : Regulations for additional built-up area to be granted to luxury hotels.</p> <p>(a) Higher built-up area is allowed for luxury hotels in independent plots and under are establishment with a grading of 3-Star and above as approved by the Department of Tourism, Govt.of India or the State Government.</p> <p>(b) Additional built-up area to be allowed should not exceed 50% of the normal built-up area allowed in such cases, provided that such extra built-up area shall be subject to payment of such premium as may be fixed from time to time by the Municipal Council in consultation with the Director of Town Planning, Maharashtra State, Pune.</p> <p>(c) Minimum area of the plot should not be less than ¼ acre i.e. 1000 sq.m. in respect of hotels having 10 rooms and where the number of rooms is more than 10, the plot size should be larger as may be required by the Department of Tourism.</p> <p>(d) No condonation in the required open spaces, parking spaces and any other requirements of the Development Control Rules except the height.</p>	
20	--	--	<p>Following new entry is to be added after Sr.No.(e) of Regulation No.20.7.2.</p> <p>(e) Room for electronic equipment of cellular Mobile Telecommunication System -</p> <p>Where permissible built-up area of any</p>	

			<p>building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector as per requirement of Department of Telecommunication or the companies authorised in that behalf. This area shall not be included in covered area for built-up area calculations but not exceeding 20 sq.m. in any case. However the permissible built-up area of the plot is not fully consumed such benefit of treating it free from including in covered area for built-up area calculation shall not be given.</p>	
21	--	--	<p>Regulations (in Marathi version) regarding the development of sites reserved in the Development Plan through accommodating reservations as submitted by the Municipal Council on page No.39 to 46 of Development Plan Report is to be replaced with certain modifications to suit the local conditions as enclosed herewith-</p>	


(Manohar Bhargave)
Section Officer.

नियम क्र. २२ : जमिनीचा वापर व विकास करणेसाठी अवलंब करावयाची पद्धत :- विकास योजनेमध्ये एखाद्या विशिष्ट हेतूसाठी आरक्षित/नामनिर्देशित केलेल्या जमिनीचा विकास/पुनर्विकास खालील पद्धतीने करण्यात येईल.

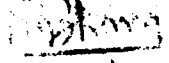
जमीन वापर व विकास करण्याची पद्धत :-

अ. क्र.	वापर (आरक्षण) नामनिर्देशन इ.	ज्यांनी विकास/पुनर्विकास करावयाचा आहे अशा व्यक्ती/ संस्था	विकास/पुनर्विकास करण्यासाठी असलेल्या अटी
१	२	३	४
१	निवासी विभाग अ) निवासी (आर-१) ब) निवासी-दुकानांच्या रेफेसह (आर-२) क) सार्वजनिक गृहनिर्माण व बेघरांसाठी घरे	जमीन मालक जमीन मालक सार्वजनिक/निम सार्वजनिक संस्था किंवा जमीन मालक	--- --- अ) नियमाप्रमाणे भूसंपादन करून सार्वजनिक/ निमसार्वजनिक संस्था जमिनीचा विकास करू शकेल. ब) जमीनमालकांना या आरक्षणाखालील जमिनीचा विकास करावयाचा असल्यास जमीनमालकाने त्याच्या अभिन्यासामध्ये १) ५०% भूखंड किमान क्षेत्राचे काढावेत व या ५०% भूखंडांपैकी अभिन्यासातील निव्वळ क्षेत्राच्या १०% भूखंड नगरपरिषदेस विनामूल्य द्यावेत. २) जमीनमालकास बहुमंजली इमारत बांधावयाची झाल्यास अशा इमारतीमध्ये ५०% गाळे ३० चौ.मी. क्षेत्राचे बांधावे व एकूण बांधकाम क्षेत्राच्या १०% गाळे ३० चौ.मी. क्षेत्राच्या गाळयामधून नगरपरिषदेस विनामूल्य द्यावेत. नगरपरिषदेस विनामूल्य प्राप्त होणारे भूखंड/गाळे विकास योजनेतील इतर कारणांमुळे बेघर होणाऱ्या अधिकृत व्यक्तींनाच देण्यात येतील. ३) एकावेळी वरील ब-१ अथवा ब-२ यापैकी एकाच पर्यायाचा अवलंब करावा लागेल व त्यात नंतर अंशतः बदल करता येणार नाही.
	क) म्यानिसिपल स्टाफ क्वार्टर्स.	नगरपरिषद	---
	ड) शासनाचे स्टाफ क्वार्टर्स	शासन/निमशासकीय संस्था	---
२	वाणिज्य विभाग अ) स्थानिक वाणिज्य (सी-१) ब) प्रादेशिक वाणिज्य (सी-२)	जमीनमालक नगरपरिषद/ सार्वजनिक/निम सार्वजनिक संस्था किंवा जमीन मालक	--- जमीनमालकाने विकसित केल्यास १५% जमीन सार्वजनिक सुविधा, उदा. फायर स्टेशन, इलेक्ट्रिक सबस्टेशन, पाण्याची टाकी, सॅनिटरी ब्लॉक इ. सुविधासाठी ३०% निव्वळ प्रादेशिक

		वाणिज्य वापरासाठी व ५५% जागा तळमजल्यावर दुकाने व वर ऑफिस/रहवास असा विकास अनुज्ञेय राहिल.
क) किरकोळ बाजार	नगरपरिषद/ जमीनमालक	१) भूसंपादन करून नगरपरिषद आरक्षण विकसित करू शकेल किंवा २) जमीन मालकाला हे आरक्षण विकसित करावयाचे असल्यास २०% जागेत मुख्याधिकारी, नगरपालिका यांना घातलेल्या अटीनुसार किंवा मापदंडाप्रमाणे किरकोळ बाजार बांधून नगरपरिषदेस विनामूल्य द्यावा लागेल. संपूर्ण जमीन/इमारत लगतच्या विकास योजनेतील प्रस्तावित, विभागातील तरतूदीनुसार विकसित करता येऊ शकेल. त्यासाठी जमीनमालकाला आरक्षित भूखंडाचा संपूर्ण चटई क्षेत्र वापरात आणता येईल.
ड) दुकान केंद्र	नगरपरिषद/ जमीनमालक	१) भूसंपादन करून नगरपरिषद हे आरक्षण विकसित करू शकेल किंवा २) जर जमीनमालकाला या आरक्षणाखालील जमिनीचा विकास करावयाचा असेल तर एकूण बांधण्यात येणाऱ्या दुकानांपैकी १० % दुकाने नगरपरिषदेला बांधकामाची किंमत + १५ % या दराने द्यावे लागतील किंवा त्या बांधकामाइतका चटई क्षेत्र निर्देशांक जादा देऊन विनामूल्य घेता येतील.
१) खुला बाजार २) म्युनि. बाजार	नगरपरिषद नगरपरिषद	----- -----
३ औद्योगिक विभाग	-----	-----
४ वाहनतळ	नगरपरिषद/ सार्वजनिक प्राधिकरण किंवा जमीनमालक	१) आरक्षणातील जमीन संपादन करून नगरपरिषद किंवा सार्वजनिक प्राधिकरण या आरक्षणाचा विकास करू शकतील किंवा २) जमीनमालक, नगरपरिषद किंवा सार्वजनिक प्राधिकरण या आरक्षणाचा विकास विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिलेल्या डिझाईन व स्पेसीफिकेशन्सप्रमाणे करतील व सभोवतालच्या विभागामध्ये (झोनमध्ये) अनुज्ञेय असलेला वापर या संपूर्ण भूखंडाचा चटई क्षेत्र निर्देशांक वापरून याच भूखंडात करता येईल.
५ सार्वजनिक / निमसार्वजनिक विभाग दवाखाना (डिस्पेन्सरी) प्रसूतिगृह	नगरपरिषद किंवा जमीनमालक	१) या आरक्षणाखालील जमीन संपादन करून नगरपरिषद या आरक्षणाचा विकास करू शकेल किंवा २) विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिल्याप्रमाणे या आरक्षणासाठी भूखंडाच्या क्षेत्राच्या दवाखान्यासाठी १० % व प्रसूतिगृहासाठी १५ % व दोन्ही उपयोगांकरिता एकच आरक्षित जागा असेल तर २० % इतके बांधकाम करून हे बांधकाम विनामूल्य नगरपरिषदेस दिल्यास जमीनमालक या संपूर्ण आरक्षणाखालील क्षेत्राचा चटई क्षेत्र निर्देशांक वापरून सभोवतालच्या विभागाच्या वापराप्रमाणे या आरक्षणाच्या क्षेत्राचा विकास करू शकतील.

इस्थितळ	जमीनमालक/ सार्वजनिक प्राधिकरण किंवा <u>नगरपरिषद</u>	या आरक्षणाचा विकास विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिलेल्या <u>निकषानुसार</u> करावा यासाठी उपसंचालक, नगर रचना त्या विभागाचे उपसंचालक, आरोग्य सेवा यांचा सल्ला घेतील.
शासकीय कार्यालये	शासन/निम शासकीय संस्था	-----
६ शैक्षणिक विभाग अ) म्युनिसिपल प्राथमिक शाळा	नगरपरिषद किंवा बांधकामापुरते जमीन मालक	नगरपरिषद किंवा २) आरक्षणाखालील जमिनीचा विकास करण्याची जबाबदारी एखाद्या पंजीकृत शैक्षणिक संस्थेस सोपविता येईल.
ब) खासगी प्राथमिक शाळा	सार्वजनिक प्राधिकरण किंवा	जमीन मालक या आरक्षणाखालील जमिनीचा विकास करून महाविद्यालये स्वतः चालवू शकतील किंवा एखाद्या प्राधिकृत शैक्षणिक संस्थेस चालवावयास देऊ शकतील.
क) माध्यमिक शाळा	जमीनमालक	किंवा
ड) महाविद्यालय	सार्वजनिक	या आरक्षणाखालील जमीन प्राधिकृत शैक्षणिक संस्थेसाठी संपादित करता येईल. किंवा आरक्षणाखालील जमिनीचा विकास
इ) पॉलिटेक्निक	प्राधिकरण किंवा	करण्यासाठी ही जमीन एखाद्या प्राधिकृत शैक्षणिक संस्थेस देता
फ) टेक्निकल स्कूल	<u>जमीनमालक</u>	येईल किंवा शैक्षणिक संस्था चालविण्यासाठी आरक्षणाखालील जमीन एखाद्या प्राधिकृत शैक्षणिक संस्थेस भाड्याने देता येईल.
७ सभागृह व मनोरंजन विभाग १) सिनेमा थिएटर २) नाट्यगृह ३) खुले नाट्यगृह ४) मुलांसाठी नाट्यगृह ५) वस्तुसंग्रहालय ६) व्यायामशाळा ७) क्लब ८) तरण तलाव ९) मनोरंजन मैदान १०) क्रीडांगण ११) बाग १२) बगीचा १३) खेळ संकुल दुकान केंद्रासह १४) वाचनालय	जमीन मालक/ नगरपरिषद	१) आवश्यक तेथे नगरपरिषद किंवा प्राधिकृत संस्था या आरक्षणा खालील जमिनीचे संपादन करून आरक्षणाचा विकास नियंत्रण नियमावलीनुसार विकास करू शकतील. १, २, व ४ उपयोगाकरिता किमा ३०० सीटस् चे सिनेमा/नाट्यगृह असावे. अस्तित्वातील नाट्य व सिनेमागृहासाठी असणाऱ्या या सीट्सच्या ३३ % किंवा जे जास्त असेल तिथे ठेवावे लागेल. त्यासाठी लागणारा चर्च क्षेत्र निर्देशांक सोडून अनुज्ञेय चर्च क्षेत्र निर्देशांक शिल्लक राहिल्यास त्याचा उपयोग रहिवास, व्यापार व कार्यालये यासाठी करता येईल. मात्र इतर विकास नियंत्रण नियमांचे पालन करावे लागेल. इतर बाबी मुख्याधिकारी, नगरपरिषद यांनी ठरविलेल्या मापदंड व अटीनुसार विकसित करावयाच्या आहेत.
	नगरपरिषद किंवा जमीन मालक	१) या आरक्षणाखालील जागेचे संपाद करून नगरपरिषद आरक्षणासाठी विकास करू शकेल किंवा २) जमीन मालकाला या आरक्षणाखालील जमिनीचा विकास करण्याची परवानगी देता येईल. मात्र जमीन मालकांनी विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिलेल्या मापदंडाप्रमाणे आरक्षित भूखंडाच्या १० % क्षेत्रावर वाचनालय बांधून विनामूल्य नगरपरिषदेस द्यावयाचे आहे. वाचनालयाची जागा तळमजला वा पहिल्या मजल्यावर असावी. त्याचप्रमाणे जमीन मालकास

		आरक्षणांमध्ये आरक्षणांखालील क्षेत्राचा संपूर्ण चटई क्षेत्र निर्देशांक वापरून सभोबतालच्या वापर विभागानुसार विकास करता येईल.
८	सार्वजनिक सुविधा १) पोस्ट ऑफिस २) पोस्ट व टेलिग्राफ ऑफिस ३) टेलिफोन सर्व्हिस सेंटर ४) पोलिस चौकी	शासनाचे संबंधित खाते या आरक्षणांखालील जमिनीचे संपादन करून विकास करू शकते किंवा जमीनधारकास या आरक्षणाचा विकास करण्याची परवानगी देता येईल. परंतु जमीनधारकाने संबंधित सुविधांसाठी २० % बांधकाम क्षेत्र बांधून नगरपरिषदेस विनामूल्य हस्तांतरित करावे. पर्यायाने नगरपरिषद सदर बांधकाम क्षेत्र संबंधित विभागाला योग्य ती आकारणी करून हस्तांतरित करू शकेल किंवा भाड्याने देईल. अशा परिस्थितीत जमीनधारकास आरक्षणांखालील जागेचा संपूर्ण चटई क्षेत्र निर्देशांक विकास योजनेतील आजूबाजूच्या क्षेत्रात अनुश्रेय असलेल्या उपयोगाप्रमाणे वापरता येईल.


 (अनंदार भारगवे)
 कार्यासन अधिकारी